



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

May 7, 2021

K C Enterprises of VA LLC
21119 Baileys Grove Drive
S. Chesterfield, Virginia 23803

Baker Development Resources
1519 Summit Avenue, Suite 102
Richmond, VA 23230
Attn: Mark Baker

To Whom It May Concern:

RE: **BZA 27-2021 (CONTINUED FROM MAY 5, 2021 MEETING)**

You are hereby notified that the Board of Zoning Appeals will hold an electronic public hearing on Wednesday, June 2, 2021 due to the disaster represented by the spread of COVID-19 pursuant to and in compliance with Ordinance 2020-232 to consider an application for a lot split and building permits to construct two new single-family detached dwellings at 3015 GARLAND AVENUE (Tax Parcel Number N000-0974/031), located in an R-6 (Single-Family Attached Residential) District.

Please be advised that the applicant or applicant's representative is required to participate in the electronic public hearing by calling 804-316-9457 and entering code 392 755 966# beginning at 1:00 p.m. For video access by computer, smart phone or tablet visit <https://richmondva.legistar.com/Calendar.aspx>. Select the Board of Zoning Appeals drop-down and 2021 drop-down, click meeting details for June 2, 2021 meeting and then click video access. In the event you have difficulty accessing a public hearing you may contact Mr. William Davidson at 804-396-5350 or by email at William.Davidson@richmondgov.com for assistance. In accordance with Ordinance No. 2020-232, please be advised that an inability to access one of the enumerated public hearing through video means shall not be considered a prerequisite for participating in the subject public hearing. It will be necessary for you to stay on the line until such time as your case is called. The Board of Zoning Appeals Rules of Procedure provides that in the case of an application for a variance or a special exception, the applicant, proponents or persons aggrieved under §15.2-2314 of the Code of Virginia, shall be permitted a total of six (6) minutes each to present their case. The Board of Zoning Appeals will withhold questions until the conclusion of the respective presentations. For the purposes of the record it also requested that before addressing the Board you identify yourself and spell your name.

Finally, when you submitted your application to the zoning office you were given an handout entitled, Suggestions for Presenting Your Case to the Board, which indicated that you should discuss your request with your neighbor(s) and neighborhood

BZA 27-2021

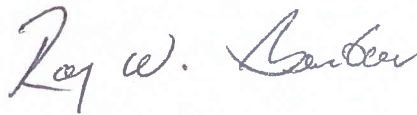
Page 2

May 7, 2021

association(s) prior to appearing before the Board of Zoning Appeals. Contact information for civic group(s) can be found by navigating to the Civic Group webpage of the City's website at <http://www.richmondgov.com/PlanningAndDevelopmentReview/civicasociationgroupinformatio n.aspx> . Once there, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, simply scroll down the page to the appropriate group(s) to find the contact information for each. The Board understands that given the current situation it is not practical to conduct face-to-face discussions with either your neighbors or neighborhood association(s) but the Board requests that you make a good faith effort to provide them with relevant information regarding your case.

If you have any questions regarding the Board's procedures or any issue involving presentation of your case, please feel free to contact me.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Roy W. Benbow". The signature is fluid and cursive, with the first name "Roy" being the most prominent.

Roy W. Benbow, Secretary

Phone: (804) 240-2124

Fax: (804) 646-5789

E-mail: Roy.Benbow@richmondgov.com

cc: Zoning Administrator

Notice of this meeting is being sent to the persons whom the Board of Zoning Appeals believes to be property owners in the immediate vicinity of the property concerned in this application. This notice is for their information only, and there is no need for them to appear unless they so desire. The Board will, however, welcome such views as any persons care to express during the hearing on this application.

3012 Garland Ave Series Of Faithful
Housing Alliance Bus T
10307 W Broad St #335
Glen Allen, VA 23060

3024 North Ave LLC
13805 Village Mill Drive Ste 202
Midlothian, VA 23114

Burroughs & Givens Group Inc
1945 Brilland Court
Glen Allen, VA 23060

Buzzards Roost Properties LLC
7472 Tangle Ridge Dr
Mechanicsville, VA 23111

Clark Darrell And Shirley M C
3020 North Ave
Richmond, VA 23222

Cook Jess Floyd
3022 Garland Ave
Richmond, VA 23222

Dehouse Llc
3202 Fendall Ave
Richmond, VA 23222

Gordon Roger M
8302 Wigmore Ct
Richmond, VA 23227

Hack Russell Louis Jr
3014 Garland Ave
Richmond, VA 23222

Hawkins Ramona
1002 Magnolia Dr
Laplata, MD 20646

Holick Andrew J
8907 Royal Birkdale Dr
Chesterfield, VA 23832

Johnson Malcolm
3008 North Ave
Richmond, VA 23222

Jwz's Properties LLC
6218 Fire Lane
Mechanicsville, VA 23116

Leonenko Veronika
3016 Garland Ave
Richmond, VA 23222

Mason Joanne P And Powell Adolph And
William
2216 Apollo Rd
Richmond, VA 23223

Mayflower Ventures LLC
2012 Maury St
Richmond, VA 23224

Rayas Cristina H
3010 North Ave
Richmond, VA 23222

Sabo Clifford S
3009 Garland Ave
Richmond, VA 23222

Sc Graham Rd LLC
3420 Pump Rd #148
Richmond, VA 23233

Smith Duane And Romero Wolverton
Crystal
3011 Garland Ave
Richmond, VA 23222

Tgt Properties LLC
1910 Byrd Ave #206
Richmond, VA 23230

Tjc Realty Homes LLC
1401 E Cary St
Richmond, VA 23219

Turner William Randall
3020 Garland Ave
Richmond, VA 23222

Urban Renovation Partners LLC
4449 Tuscany Ct
Woodbridge, VA 22192

Wang Xu
12452 Fremont Dr
Glen Allen, VA 23059

Property: 3015 Garland Ave **Parcel ID:** N0000974031**Parcel**

Street Address: 3015 Garland Ave Richmond, VA 23222-
Owner: K C ENTERPRISES OF VA LLC
Mailing Address: 21119 BAILEYS GROVE DR, S CHESTERFIELD, VA 23803
Subdivision Name : BROOKLAND PARK
Parent Parcel ID:
Assessment Area: 304 - Providence Park
Property Class: 120 - R Two Story
Zoning District: R-6 - Residential (Single Family Attached)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2021
Land Value: \$37,000
Improvement Value: \$131,000
Total Value: \$168,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 8100
Acreage: 0.186
Property Description 1: BROOKLAND PARK L24-25 B16
Property Description 2: 0060.00X0135.00 0000.000
State Plane Coords(?): X= 11792001.500017 Y= 3733667.909431
Latitude: 37.57231802 , **Longitude:** -77.43364140

Description

Land Type: Residential Lot A
Topology: Level
Front Size: 60
Rear Size: 135
Parcel Square Feet: 8100
Acreage: 0.186
Property Description 1: BROOKLAND PARK L24-25 B16
Property Description 2: 0060.00X0135.00 0000.000
Subdivision Name : BROOKLAND PARK
State Plane Coords(?): X= 11792001.500017 Y= 3733667.909431
Latitude: 37.57231802 , **Longitude:** -77.43364140

Other

Street improvement: Paved
Sidewalk: Yes

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2021	\$37,000	\$131,000	\$168,000	Reassessment
2020	\$35,000	\$124,000	\$159,000	Reassessment
2019	\$35,000	\$114,000	\$149,000	Reassessment
2018	\$35,000	\$110,000	\$145,000	Reassessment
2017	\$25,000	\$110,000	\$135,000	Reassessment
2016	\$25,000	\$107,000	\$132,000	Reassessment
2015	\$24,000	\$113,000	\$137,000	Reassessment
2014	\$24,000	\$110,000	\$134,000	Reassessment
2013	\$24,000	\$109,000	\$133,000	Reassessment
2012	\$24,000	\$115,000	\$139,000	Reassessment
2011	\$24,000	\$125,000	\$149,000	CarryOver
2010	\$24,000	\$125,000	\$149,000	Reassessment
2009	\$24,100	\$125,000	\$149,100	Reassessment
2008	\$24,100	\$125,000	\$149,100	Reassessment
2007	\$23,000	\$125,000	\$148,000	Reassessment
2006	\$15,500	\$47,200	\$62,700	Reassessment
2005	\$11,800	\$47,200	\$59,000	Reassessment
2004	\$10,000	\$41,800	\$51,800	Reassessment
2003	\$10,000	\$41,800	\$51,800	Reassessment
2002	\$9,500	\$39,800	\$49,300	Reassessment
2000	\$9,000	\$37,500	\$46,500	Reassessment
1998	\$9,000	\$33,500	\$42,500	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
03/10/2021	\$100,000	ITALO GARCIA PINEDA LLC	ID2021-6816	1 - VALID SALE-Relation Between Buyer/Seller
02/11/2021	\$73,000	JACKSON WYATT L	ID2021-4340	2 - INVALID SALE-Foreclosure, Forced Sale etc.
07/27/2009	\$45,000	CENTRAL MORTGAGE COMPANY	ID2009-16790	2 - INVALID SALE-DO NOT USE
07/29/2008	\$134,951	ROBINSON THOMAS	ID2008-20546	2 - INVALID SALE-Foreclosure, Forced Sale etc.
05/15/2006	\$158,000	CHAPLIN WILLIAM A	ID2006-15864	
08/19/2005	\$93,000	JOHNSON WILLIAM R JR	ID2005-28306	
11/03/2004	\$0	JOHNSON WILLIAM R AND THERESA R	ID2004-36885	
09/14/1999	\$0	BROACHE ELSIE	ID9900-25837	
09/14/1999	\$0	BROACHE RAYMOND F EST	ID9900-25836	
07/01/1994	\$0	Not Available	00030-0567	

Planning**Master Plan Future Land Use:** R**Zoning District:** R-6 - Residential (Single Family Attached)**Planning District:** North**Traffic Zone:** 1018**City Neighborhood Code:** BRKP**City Neighborhood Name:** Brookland Park**Civic Code:****Civic Association Name:** North Central Civic Association**Subdivision Name:** BROOKLAND PARK**City Old and Historic District:****National historic District:** Brookland Park**Neighborhoods in Bloom:****Redevelopment Conservation Area:****Economic Development****Care Area:** -**Enterprise Zone:****Environment****100 YEAR Flood Plain Flag:** Contact the Water Resources Division at 646-7586.**500 YEAR Flood Plain Flag:** N**Resource Protection Flag:** Contact the Water Resources Division at 646-7586.**Wetland Flag:** N**Census**

Census Year	Block	Block Group	Tract
2000	2008	0107002	010700
1990	311	0107003	010700

Schools**Elementary School:** Barack Obama**Middle School:** Henderson**High School:** Marshall**Public Safety****Police Precinct:** 4**Police Sector:** 412**Fire District:** 14**Dispatch Zone:** 091A**Public Works Schedules****Street Sweep:** TBD**Leaf Collection:** TBD**Refuse Collection:** Wednesday**Bulk Collection:** TBD**Government Districts****Council District:** 3**Voter Precinct:** 303**State House District:** 71**State Senate District:** 9**Congressional District:** 4

Extension 1 Details

Extension Name: R01 - Residential record #01
Year Built: 1890
Stories: 2
Units: 0
Number Of Rooms: 7
Number Of Bed Rooms: 4
Number Of Full Baths: 2
Number Of Half Baths: 0
Condition: fair for age
Foundation Type: Full Crawl
1st Predominant Exterior: Alum/Vinyl
2nd Predominant Exterior: N/A
Roof Style: Gable
Roof Material: Comp sh to 235#
Interior Wall: Drywall
Floor Finish: Hardwood-std oak
Heating Type: Space heater
Central Air: Y
Basement Garage Car #: 0
Fireplace: Y
Building Description (Out Building and Yard Items) :

Extension 1 Dimensions

Finished Living Area: 1794 Sqft
Attic: 0 Sqft
Finished Attic: 0 Sqft
Basement: 0 Sqft
Finished Basement: 0 Sqft
Attached Garage: 0 Sqft
Detached Garage: 0 Sqft
Attached Carport: 0 Sqft
Enclosed Porch: 154 Sqft
Open Porch: 110 Sqft
Deck: 0 Sqft

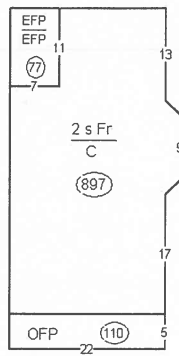
Property Images

Name:N0000974031 Desc:R01

[Click here for Larger Image](#)

Sketch Images

Name:N0000974031 Desc:R01



RICHMOND BOARD OF ZONING APPEALS APPLICATION FORM



THE RICHMOND ZONING ADMINISTRATION OFFICE
ROOM 110, CITY HALL, 900 EAST BROAD STREET
RICHMOND, VIRGINIA 23219
(804) 646-6340

TO BE COMPLETED BY THE APPLICANT

PROPERTY

OWNER: KC Enterprises of VA LLC PHONE: (Home) (804) 938-7000 (Mobile) ()
ADDRESS: 21119 Baileys Grove Drive FAX: () (Work) ()
S. Chesterfield, Virginia 23803 E-mail Address: kcenterprisesofva@gmail.com

PROPERTY OWNER'S

REPRESENTATIVE: Baker Development Resources PHONE: (Home) () (Mobile) (804) 874-6275
(Name/Address) 1519 Summit Avenue, Suite 102 FAX: () (Work) ()
Richmond, VA 23230 E-mail Address: markbaker@bakerdevelopmentresources.com
Attn: Mark Baker

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 3015 Garland Avenue
TYPE OF APPLICATION: ☐ VARIANCE ☒ SPECIAL EXCEPTION ☐ OTHER _____
ZONING ORDINANCE SECTION NUMBERS(S): 30-300 & 30-412.4(1)
APPLICATION REQUIRED FOR: A lot split and building permits to construct two new single-family detached dwellings.
TAX PARCEL NUMBER(S): N000-0974/031 ZONING DISTRICT: R-6 (Single-Family Attached Residential)
REQUEST DISAPPROVED FOR THE REASON THAT: The lot area and lot width requirements are not met. Lot areas of five thousand square feet (5,000 SF) and lot widths of fifty feet (50') are required. For zoning purposes, one (1) lot having a lot area of 8,100 square feet and a lot width of sixty feet (60') currently exists; lot areas of 4,050 square feet and lot widths of thirty feet (30') are proposed.
DATE REQUEST DISAPPROVED: March 18, 2021 FEE WAIVER: YES ☐ NO: ☒
DATE FILED: March 18, 2021 TIME FILED: 8:50 a.m. PREPARED BY: Brian Mercer RECEIPT NO. BZAR-088883-2021
AS CERTIFIED BY: [Signature] (ZONING ADMINISTRATOR)

I BASE MY APPLICATION ON:

SECTION 17.20 PARAGRAPH(S) _____ OF THE CHARTER OF THE CITY OF RICHMOND
SECTION 15.2 -2309.2 ☐ OF THE CODE OF VIRGINIA [OR]
SECTION 1040.3 PARAGRAPH(S) (2) OF THE ZONING ORDINANCE OF THE CITY OF RICHMOND

TO BE COMPLETED BY APPLICANT

I have received the handouts, *Suggestions for Presenting Your Case to the Board & Excerpts from the City Charter* ☒
I have been notified that I, or my representative, must be present at the hearing at which my request will be considered.
SIGNATURE OF OWNER OR AUTHORIZED AGENT [Signature] DATE: 4/8/2021

*** TO BE COMPLETED BY THE SECRETARY TO THE BOARD OF ZONING APPEALS ***

CASE NUMBER: BZA 27-2021 HEARING DATE: June 2, 2021 AT 1:00 P.M.

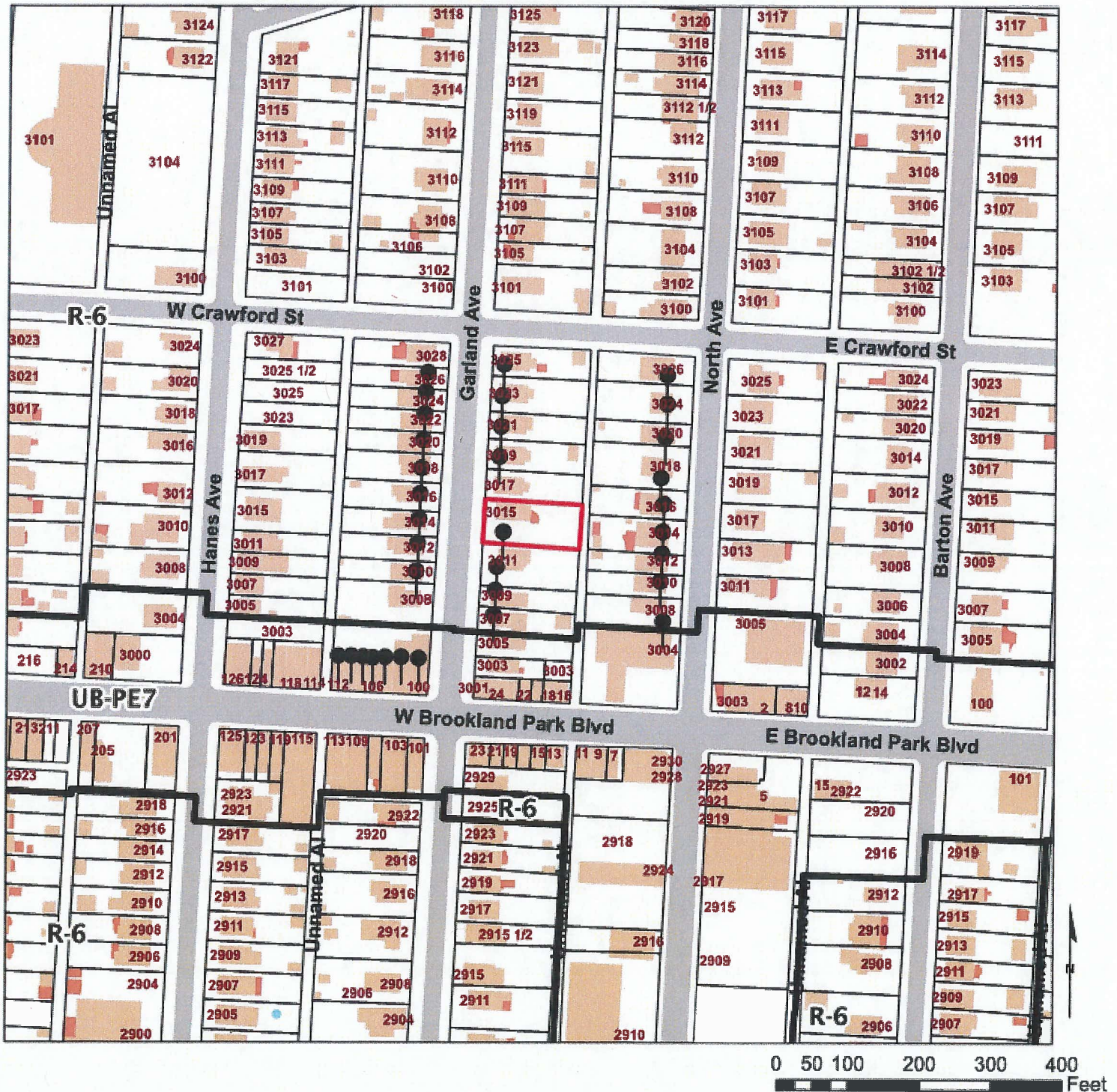
BOARD OF ZONING APPEALS CASE BZA 27-2021
(CONTINUED FROM MAY 5, 2021 MEETING)
150' Buffer

APPLICANT(S): K C Enterprises of VA LLC

PREMISES: 3015 Garland Avenue
(Tax Parcel Number N000-0974/031)

SUBJECT: A lot split and building permits to construct two new single-family detached dwellings.

REASON FOR THE REQUEST: Based on Sections 30-300 & 30-412.4(1)
of the Zoning Ordinance for the reason that:
The lot area and lot width requirements are not met.





BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS

CITY OF RICHMOND, VIRGINIA

When presenting your request for a variance or exception to the Board of Zoning Appeals, it is important that you consider the points outlined below. The City Charter requires that every decision of the Board must be based upon a finding of fact that the Board must determine from sworn testimony, together with pertinent evidence, presented at its public hearing. It is essential that the Board receive thorough and complete information in order for it to adequately consider your case and make an informed decision.

1. The powers and duties of the Board of Zoning Appeals are specified in Section 17.20 of the City Charter and Article X, Division 5, of the Zoning Ordinance. The Zoning Office will assist you in identifying how your case should be filed. If you have questions regarding your case filing, please contact the Zoning Administration Office (646-6340/6701). Please review the applicable provisions of the City Charter or the Zoning Ordinance thoroughly and address them when presenting your case to the Board to show that the applicable requirements have been satisfied.
2. The Board of Zoning Appeals is a quasi-judicial board whose decisions are controlled by statutory law and also take into consideration applicable case law that has been handed down by the Richmond Circuit Court and the Virginia Supreme Court. The Board suggests that if you have any legal questions regarding statutory or case law as it may apply to your application, that those legal issues should be discussed with an attorney before you make your final decision to submit an application to the Board.
3. The Board considers it absolutely essential that you discuss your case with your neighbors (notification letters are sent to property owners within a 150-foot radius of your property) as well as your neighborhood association(s). Information regarding your neighborhood association(s) and/or contact person(s) may be obtained from the City's website at <http://www.richmondgov.com/PlanningAndDevelopmentReview/civicasociationgroupinformation.aspx>. Once on the page, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, scroll down the page to the appropriate group(s) to find the contact information for each.
4. **Please be advised that if you fail to discuss your request with your neighbors and neighborhood association(s), you should anticipate that your case will be continued until the Board's next regularly scheduled meeting.** It is highly recommended that you contact your neighborhood association as soon as possible to determine their meeting schedule in order to be sure you allow yourself enough time to talk to all concerned parties prior to the hearing before the Board. **The Board's Rules of Procedure require payment of a \$150.00 continuance fee if the applicant must request a continuance for the reason that the applicant failed to discuss their case with their neighbor(s) or neighborhood association(s).**
4. You are also strongly encouraged to discuss your pending case with the Secretary of the Board, Roy Benbow (804-240-2124) well before the hearing. The Secretary can be helpful by explaining the BZA public hearing process.
5. Utilizing photographs, plans, maps, diagrams and such other written or graphic evidence as needed to fully explain your request can be a great help to the Board in understanding your request and thereby improve your chances for success. Remember a picture is worth a thousand words.
6. Note that, although the Board is not authorized to grant a waiver from the zoning regulations based on financial circumstances alone, it may be a factor to be taken into consideration along with other facts in a case. If your case involves such a factor, please provide the Board with complete and relevant financial information for its review.
7. The Board's hearings are informal, although all testimony is taken under oath. You are not required to be represented by an attorney in presenting your case. However, if you choose, you may have legal representation and/or may utilize such technical experts or other persons to testify on your behalf as you feel are needed to adequately explain your request to the Board.

Acknowledgement of Receipt by Applicant or Authorized Agent: 

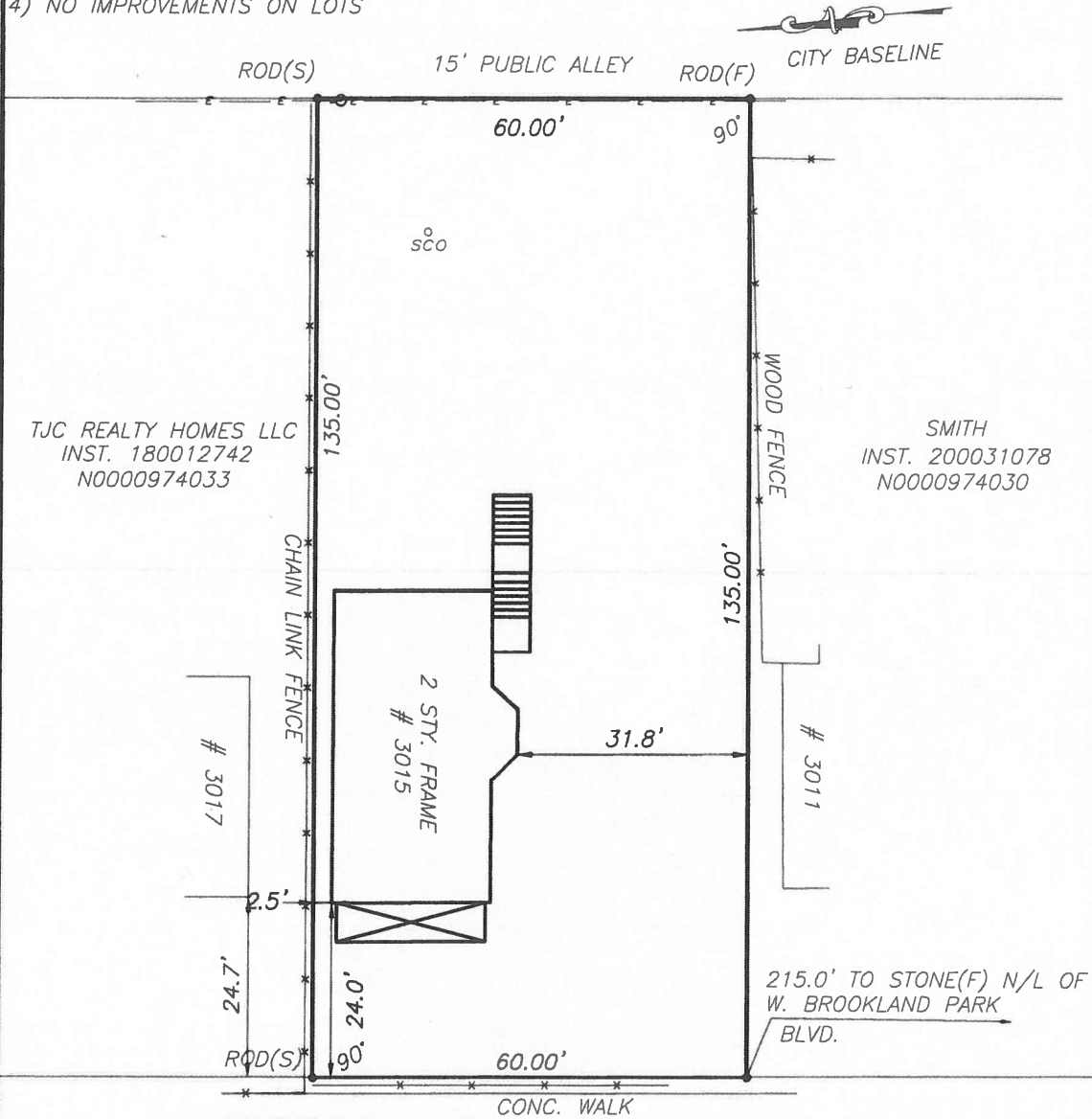
(Revised: 4/28/16)

THIS IS TO CERTIFY THAT ON 2/25/21 SURVEYED
THE PROPERTY SHOWN ON THIS PLAT AND THAT THE TITLE
LINES AND WALLS OF THE BUILDING ARE AS SHOWN ON
THIS PLAT. THE BUILDINGS STAND STRICTLY WITHIN THE TITLE
LINES AND THERE ARE NO ENCROACHMENTS OF OTHER
BUILDINGS ON THE PROPERTY EXCEPT AS SHOWN

BRIAN LONG, L.S.



- 1) THIS PARCEL IS NOT IN A FEMA FLOOD HAZARD ZONE
- 2) THIS SURVEY IS BASED ON CURRENT FIELD WORK
- 3) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT
OF A TITLE REPORT, THEREFORE ALL ENCUMBRANCES
MAY NOT BE SHOWN
- 4) NO IMPROVEMENTS ON LOTS



GARLAND AVE.

VAR. WIDTH PUBLIC R/W

**SURVEY OF
#3015 GARLAND AVE.**

LONG SURVEYING, LLC
4650 FACTORY MILL ROAD
MAIDENS, VA 23012
804-314-5620

CITY OF RICHMOND
VIRGINIA
FEB. 25, 2021
SCALE: 1"=20'

ADDRESS: 3015 GARLAND
PARCEL: N0000974031 (PART)
ZONED R-6
SETBACKS

FRONT: 15'
SIDE: 3'
REAR: 5'

EX. LOT SIZE: 4050 SQ.FT.

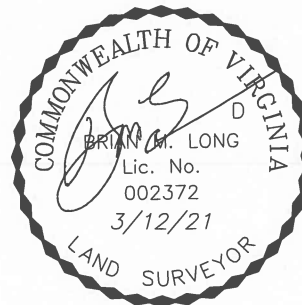
AREA OF DISTURBANCE: 2565 Sq. Feet

ONCE CONSTRUCTION IS COMPLETE SITE
IS TO BE PERMANENTLY SEEDED.

—○—○— SILT FENCE
- - - - - SETBACKS
- - - - - LIMITS OF DISTURBANCE



CONSTRUCTION ENTRANCE/FUTURE GRAVEL
PARKING SPACE



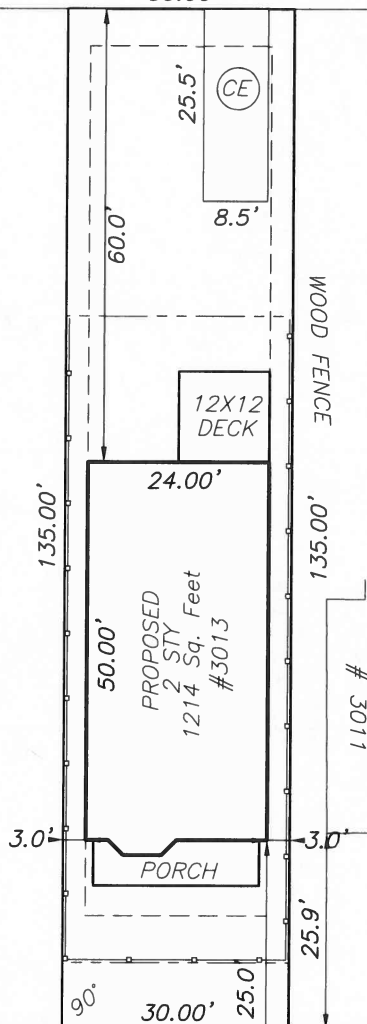
15' PUBLIC ALLEY CITY BASELINE
30.00'

TJC REALTY HOMES LLC
INST. 180012742
N0000974033

ITALO GARCIA PINEDA LLC
INST. 210004349
N0000974031

SMITH
INST. 200031078
N0000974030

24.7'
3017



GARLAND AVE.
VAR. WIDTH PUBLIC R/W

215.0' TO STONE(F) N/L OF
W. BROOKLAND PARK
BLVD.

SITE PLAN
#3013 GARLAND AVE.

LONG SURVEYING, LLC
4650 FACTORY MILL ROAD
MAIDENS, VA 23012
804-314-5620

CITY OF RICHMOND
VIRGINIA
MARCH 12, 2021
SCALE: 1"=20'

ADDRESS: 3015 GARLAND
PARCEL: N0000974031 (PART)
ZONED R-6
SETBACKS

FRONT: 15'
SIDE: 3'
REAR: 5'

EX. LOT SIZE: 4050 SQ.FT.

AREA OF DISTURBANCE: 2565 Sq. Feet

ONCE CONSTRUCTION IS COMPLETE SITE
IS TO BE PERMANENTLY SEEDED.

—○—○— SILT FENCE
- - - - - SETBACKS
- - - - - LIMITS OF DISTURBANCE



CONSTRUCTION ENTRANCE/FUTURE GRAVEL
PARKING SPACE



15' PUBLIC ALLEY

TJC REALTY HOMES LLC
INST. 180012742
N0000974033

12X12
DECK

24.00'

50.00'
PROPOSED
2 STY
1214 Sq. Feet
#3015

PORCH

ITALO GARCIA PINEDA LLC
INST. 210004349
N0000974031

SMITH
INST. 200031078
N0000974030

3017

24.7'

3.0'

25.0'

3011

25.9'

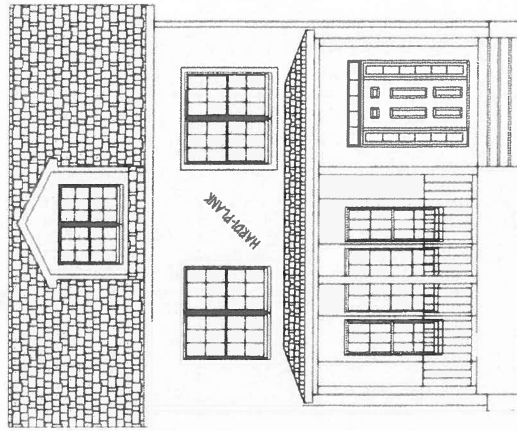
GARLAND AVE.
VAR. WIDTH PUBLIC R/W

215.0' TO STONE(F) N/L OF
W. BROOKLAND PARK
BLVD.

SITE PLAN #3015 GARLAND AVE.

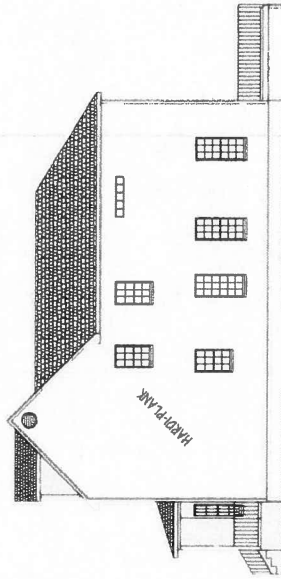
LONG SURVEYING, LLC
4650 FACTORY MILL ROAD
MAIDENS, VA 23012
804-314-5620

CITY OF RICHMOND
VIRGINIA
MARCH 12, 2021
SCALE: 1"=20'



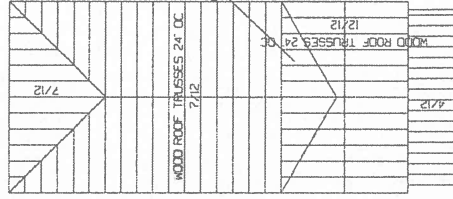
Front Elevation

Scale 1/8"=1'



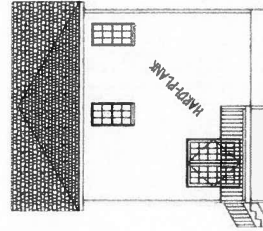
Rear Elevation

Scale 1/8"=1'



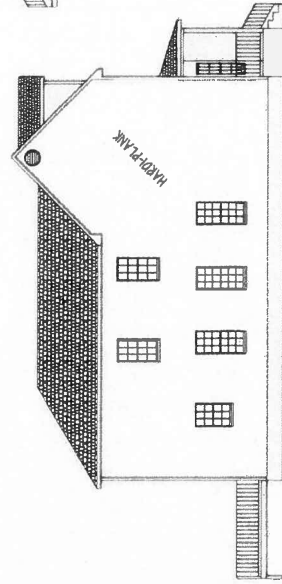
Roof Framing Detail

Scale 1/8"=1'



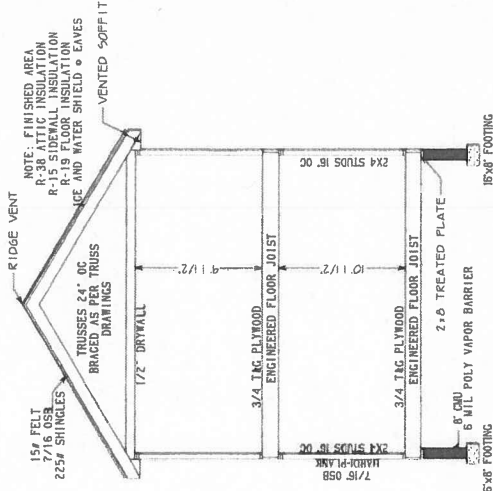
Side Elevation

Scale 1/8"=1'



Left Elevation

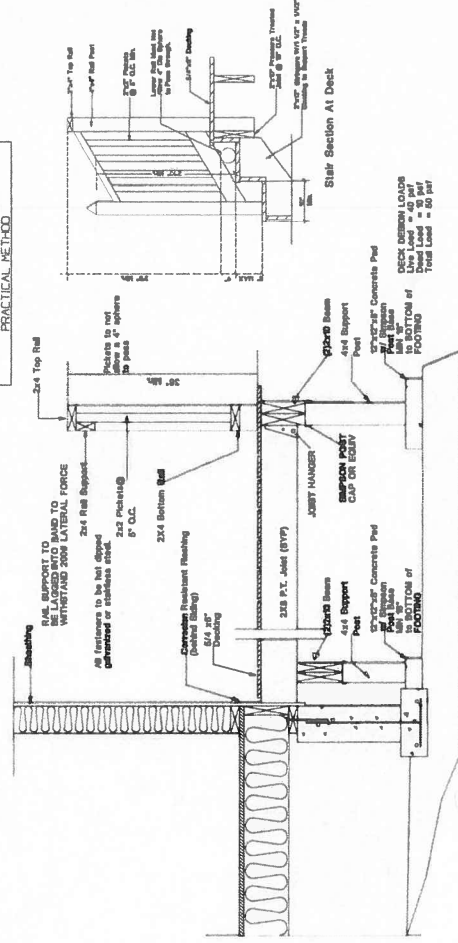
Scale 1/8"=1'



THRU WALL SECTION

SCALE 1/4"=1'

THIS PLAN IS DRAWN TO MEET
IRC 2015 & VRC 2015
BRACED WALL LINES USING
PRACTICAL METHOD



DECK SECTION

THIS PLAN WAS DESIGNED FOR

3013 GARLAND AVE

THIS PLAN DESIGNED BY

NetCadDrafting

TWO STORY

ELEVATIONS

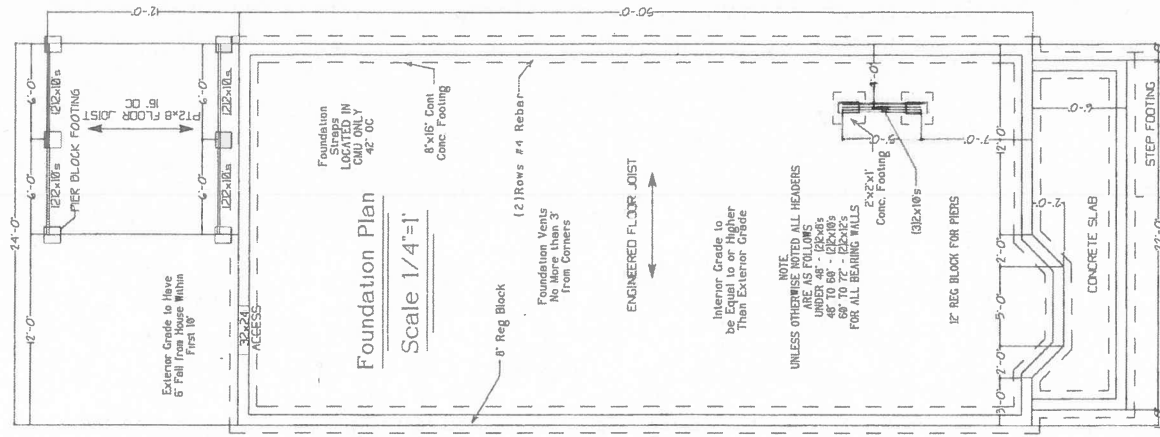
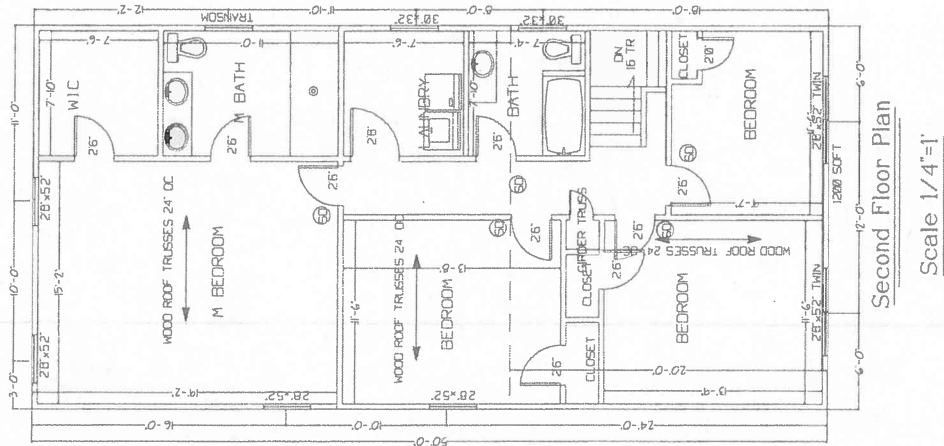
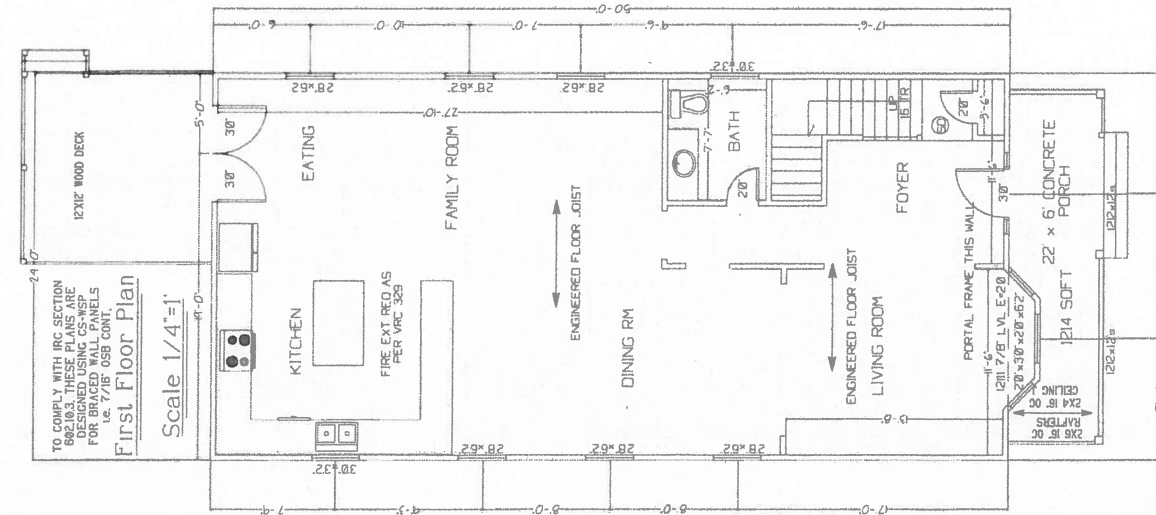
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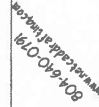
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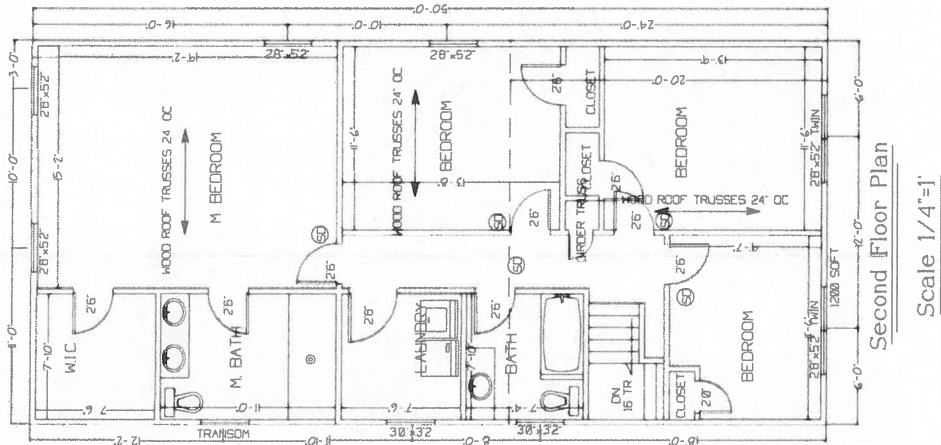
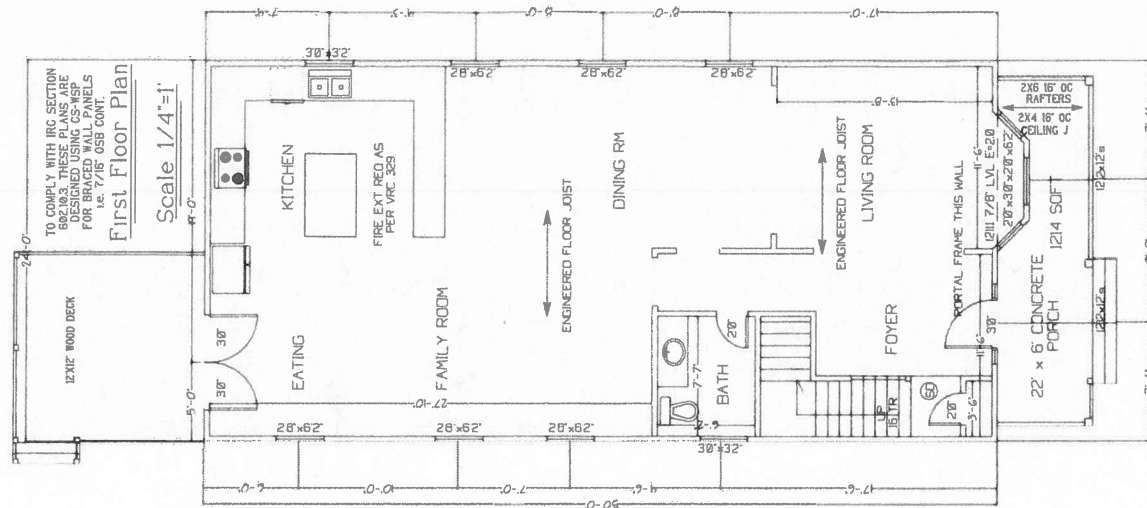
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